

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – December 20, 2013
121 North LaSalle Street – Room 200**

9:00 A.M.

419-13-S **Zoning District: DX-7** **Ward: 42**
Applicant: Bennett Day School
Owner: Fulton Place Condo Association
Premises Affected: 657 West Fulton Market
Subject: Application for a special use to establish an elementary school for approximately 60 students in pre-kindergarten through first grade.

- **Approved 4-0**

420-13-S **Zoning District: B3-3** **Ward: 33**
Applicant: 3209-15 N. Elston, LLC
Owner: First Merit Bank, N.A.
Premises Affected: 3209 North Elston Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage.

- **Approved 4-0**

421-13-S **Zoning District: B3-3** **Ward: 33**
Applicant: 3209-15 N. Elston, LLC
Owner: First Merit Bank, N.A.
Premises Affected: 3215 North Elston Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage.

- **Approved 4-0**

422-13-S **Zoning District: M1-2** **Ward: 41**
Applicant: Chicago Style Fitness, Inc. S-Corp
Owner: Highland Avondale Properties
Premises Affected: 6323-27 North Avondale Avenue
Subject: Application for a special use to expand an existing physical fitness center from 7,000 square feet to 14,000 square feet.

- **Approved 4-0**

423-13-S **Zoning District: B3-2** **Ward: 1**
Applicant: Spa Social Side, LLC/DBA Spa Social
Owner: Karrie Lange
Premises Affected: 1855 West Chicago Avenue
Subject: Application for a special use to establish a beauty salon.

- **Continued to January**

424-13-S **Zoning District: B3-2** **Ward: 6**
Applicant: Naree N. Sallu/DBA The Style Lounge
Owner: Ahmad Elkhatib
Premises Affected: 750-52 East 75th Street
Subject: Application for a special use to establish a beauty salon.
 • **Approved 4-0**

425-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6837-41 South State Street
Subject: Application for a special use to establish a 340-seat religious assembly facility and construct a one-story front addition and a one-story rear addition.
 • **Continued to January**

426-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6851-57 South State Street
Subject: Application for a special use to establish an off-site accessory parking lot to serve a religious assembly facility located at 6837 South State Street.
 • **Continued to January**

427-13-S **Zoning District: B3-1** **Ward: 30**
Applicant: Marijus Jankunas
Owner: Belmont-Cicero, LLC
Premises Affected: 3201 North Cicero Avenue
Subject: Application for a special use to establish a pawn shop.
 • **Continued to February**

428-13-S **Zoning District: B3-1** **Ward: 41**
Applicant: T. Kosciuszko School of Polish Language
Owner: same as applicant
Premises Affected: 5341 North Harlem Avenue
Subject: Application for a special use to establish a community center.
 • **Approved 4-0**

429-13-Z **Zoning District: RS-1** **Ward: 1**
Applicant: Shea Anderson Shtulman
Owner: same as applicant
Premises Affected: 1258-60 North Wood Street
Subject: Application for a variation to reduce the rear yard setback from 28.5' to 5.57'; to reduce the rear yard open space from 296.4 square feet to 160 square feet; and, to reduce the combined side yard setback from 9.6' to 9.41' for a proposed two-story rear addition with a three-car garage and a second floor balcony connected to an existing two-story two-unit building being converted to a single-family residence with an at-grade deck being added in the south side yard.
 • **Approved 4-0**

430-13-Z **Zoning District: RM-5** **Ward: 1**
Applicant: Chicago Elite Buildings
Owner: same as applicant
Premises Affected: 1845 North St. Louis Avenue
Subject: Application for a variation to reduce the front setback from 10' to 1' and to reduce the rear setback from 10' to 5' for a proposed three-story, four-unit townhouse building with an attached four-car garage.

- **Approved 4-0**

431-13-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Shubhra and Prabhu Velan
Owner: same as applicant
Premises Affected: 2238 West Homer Street
Subject: Application for a variation to reduce the west side yard setback from 2' to 0'; to reduce the combined side yard setback from 4.8' to 2.87'; to exceed the allowed height of 30' by not more than 10% (3'); and, to exceed the allowed floor area of 2,253.84 square feet by not more than 15% (338.1 square feet) for a proposed third-story addition, with an open deck and open spiral staircase, to an existing two-story single-family residence.

- **Approved 4-0**

432-13-Z **Zoning District: B1-3** **Ward: 1**
Applicant: Milwaukee & Division, LLC
Owner: same as applicant
Premises Affected: 1258 North Milwaukee Avenue
Subject: Application for a variation to reduce the rear setback from 30' to 15' and to reduce the rear setback for an accessory building from 2' to 0' for a proposed four-story six-unit building with ground floor retail space and six indoor parking spaces.

- **Approved 4-0**

433-13-Z **Zoning District: RS-3** **Ward: 47**
Applicant: Timothy P. Roach
Owner: same as applicant
Premises Affected: 2423 West Byron Street
Subject: Application for a variation to reduce the east side yard setback from 2.24' to 1.92' and to reduce the rear yard setback from 34.93' to 24.92' for a proposed one-story addition to an existing two-story single-family residence.

- **Approved 4-0**

434-13-Z **Zoning District: RS-3** **Ward: 17**
Applicant: Lucia Corona
Owner: same as applicant
Premises Affected: 6406 South Richmond Street
Subject: Application for a variation to reduce the rear yard setback from 37.5' to 3.46' for a proposed 8' x 11.33' wrought iron fence and 8' wrought iron gate addition to an existing two-story two-unit building.

- **Approved 4-0**

440-13-S **Zoning District: C3-5** **Ward: 27**
Applicant: Sterling Jewelers, Inc./DBA Kay Jewelers
Owner: Weed-Sheffield, LLC
Premises Affected: 1001 West North Avenue, Suite G-H
Subject: Application for a special use to establish a valuable objects dealer.
 • **Approved 3-0**

441-13-S **Zoning District: C1-2** **Ward: 44**
Applicant: Bucks Saloon, Inc.
Owner: 3439 North Halsted Street, LLC
Premises Affected: 3439 North Halsted Street
Subject: Application for a special use to establish an amusement arcade.
 • **Approved 3-0**

442-13-S **Zoning District: B1-3** **Ward: 43**
Applicant: CMC Service of Chicago, LLC/DBA Great Clips
Owner: James Place Building, LLC
Premises Affected: 2506 ½ North Clark Street
Subject: Application for a special use to establish a beauty salon.
 • **Continued to January**

443-13-S **Zoning District: B3-1** **Ward: 30**
Applicant: La Caridad Jewelry, Inc.
Owner: Nodarse Family, LLC
Premises Affected: 5401-05 West Diversey Avenue
Subject: Application for a special use to establish a pawn shop.
 • **Approved 3-0**

444-13-S **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a special use to establish a 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Continued to January**

445-13-Z **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 14.11' for a proposed 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Continued to January**

446-13-S **Zoning District: B3-2** **Ward: 47**
Applicant: 1806 W Belmont, LLC
Owner: same as applicant
Premises Affected: 1806 West Belmont Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story three-unit building with a detached three-car garage with a roof deck.

- **Approved 3-0**

447-13-Z **Zoning District: B3-2** **Ward: 47**
Applicant: 1806 W Belmont, LLC
Owner: same as applicant
Premises Affected: 1806 West Belmont Avenue
Subject: Application for a variation to reduce the lot area from 3,000 square feet by no more than 10% (239 square feet) and increase the area occupied by an accessory building in the rear yard setback (468 square feet) by not more than 10% (43 square feet) for a proposed four-story three-unit building with a detached three-car garage with a roof deck.

- **Approved 3-0**

448-13-S **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a special use to expand an existing tavern.

- **Continued to January**

449-13-Z **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a variation to establish a public place of amusement license for a tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District.

- **Continued to January**

450-13-S **Zoning District: B1-3** **Ward: 11**
Applicant: Spatique
Owner: DKM Holdings. LLC
Premises Affected: 2920 South Wentworth Avenue
Subject: Application for a special use to establish a hair and nail salon.

- **Approved 3-0**

451-13-Z **Zoning District: C1-2** **Ward: 32**
Applicant: Viking Development, LLC
Owner: Michael M. Powell
Premises Affected: 2850 North Lincoln Avenue
Subject: Application for a variation to reduce the 10-space off-street parking requirement by no more than 20% (two spaces) for a proposed two-story daycare center.

- **Approved 3-0**

CONTINUANCES

297-13-S **Zoning District: M1-2** **Ward: 32**
Applicant: Douvris, LLC/DBA Beef Shack
Owner: Kolmar Goldstein Family LP
Premises Affected: 2646 North Jones Street/2601-15 North Western Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a proposed restaurant.

- **Withdrawn**

305-13-S **Zoning District: PMD-11A** **Ward: 25**
Applicant: Pure Metal Recycling, LLC
Owner: Sonnentag Family Limited Partnership
Premises Affected: 2201-2527 South Loomis Avenue
Subject: Application for a special use to establish a Class IVB recycling facility.

- **Continued to January**

365-13-Z **Zoning District: RM-4.5** **Ward: 43**
Applicant: Howe-Armitage, LLC
Owner: same as applicant
Premises Affected: 625 West Armitage Avenue
Subject: Application for a variation to reduce the front yard setback from 9.6' to 2.0' and reduce the rear yard setback from 22.4' to 9.84' for a proposed second floor front addition with a balcony and a two-story rear addition to an existing one-story single family residence with an existing rear detached garage.

- **Approved 3-0**

367-13-Z **Zoning District: RS-1** **Ward: 19**
Applicant: Esther P. Morgan-Watts
Owner: same as applicant
Premises Affected: 11735 South Longwood Drive
Subject: Application for a variation to reduce the front yard setback from the average of 30.69' to 22.56' for a proposed one-story front addition to an existing single family residence with a detached garage.

- **Approved 3-0**

373-13-S **Zoning District: B1-2** **Ward: 19**
Applicant: Kevin Luu
Owner: Steven Panko
Premises Affected: 2347 West 95th Street
Subject: Application for a special use to establish a nail salon.
 • **Withdrawn**

377-13-S **Zoning District: M1-2/M2-2** **Ward: 15**
Applicant: McDonald's Corporation
Owner: same as applicant
Premises Affected: 1454 West 47th Street
Subject: Application for a special use to establish a new drive-through lane and relocate an existing drive-through window for a renovated restaurant.
 • **Continued to January**

378-13-Z **Zoning District: M1-2/M2-2** **Ward: 15**
Applicant: McDonald's Corporation
Owner: same as applicant
Premises Affected: 1454 West 47th Street
Subject: Application for a variation to increase the 4,000 square foot maximum gross floor area of a commercial establishment by not more than 10% (400 square feet) for a proposed one-story addition to an existing restaurant.
 • **Continued to January**

379-13-Z **Zoning District: RT-4** **Ward: 33**
Applicant: Janice and Mohab Wagdy
Owner: same as applicant
Premises Affected: 4110 North Mozart Street
Subject: Application for a variation to expand a permitted residential use by an amount no to exceed 15% of the floor area in existence 50 years prior to such filing.
 • **Withdrawn**

410-13-S **Zoning District: B3-3** **Ward: 20**
Applicant: Christian Heritage Training Center
Owner: Chicago Title Land Trust Agreement No. 116772-00
Premises Affected: 146-160 East Marquette Road/6664-70 South Indiana Avenue
Subject: Application for a special use to establish a religious assembly facility and construct a second floor addition with a mezzanine and a third floor addition.
 • **Approved 3-0**

360-13-S **Zoning District: RS-3** **Ward: 6**
Applicant: Christian Heritage Training Center
Owner: Public Building Commission of Chicago
Premises Affected: 6741 South Michigan Avenue
Subject: Application for a special use to establish an off-site accessory parking lot for 38 vehicles to serve a religious assembly facility located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.
 • **Approved 3-0**

411-13-Z **Zoning District: RS-3** **Ward: 6**
Applicant: Christian Heritage Training Center
Owner: Public Building Commission of Chicago
Premises Affected: 6741 South Michigan Avenue
Subject: Application for a variation for a shared parking agreement to establish 38 off-site accessory parking spaces to fulfill the parking requirement for a 248-seat religious assembly facility located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

- **Approved 3-0**